

Introduced by \_\_\_\_\_

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Council Bill No. B 364-12

### **AN ORDINANCE**

determining it is in the public interest to construct commercial retail space in the Fifth Street and Walnut Street parking structure; approving and adopting plans and specifications; determining that the work shall be done by contract; calling for bids through the Purchasing Division; providing for payment for the improvement; authorizing the City Manager to obtain, execute and record all documents necessary for the improvement; providing for compliance with the prevailing wage law and state-mandated construction safety training; and fixing the time when this ordinance shall become effective.

WHEREAS, the City Council adopted a resolution declaring the necessity of constructing a parking garage located on the south side of Walnut Street between Fifth Street and Sixth Street; and

WHEREAS, the resolution was published in a daily newspaper of general circulation in the city; and

WHEREAS, the City Council has held a public hearing on construction of the improvement and provided feedback to staff on final design parameters for the project.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The Council finds that the construction of commercial retail space within three bays (Suites 1, 2 and 3) of ground level commercial space in the Fifth Street and Walnut Street parking structure in the City of Columbia, Missouri, is necessary for the welfare and improvement of the city and that it is in the public interest that such improvements be made.

SECTION 2. The plans and specifications for this improvement, as prepared by Peckham and Wright Architects, Inc., are hereby approved and made a part of this ordinance by reference.

SECTION 3. The construction of the improvement shall be done by contract in accordance with the plans and specifications, the laws of the State of Missouri, and the Charter and Ordinances of the City of Columbia, Missouri.

SECTION 4. The Purchasing Agent is hereby authorized to call for bids and execute a contract for the improvement.

SECTION 5. Payment for this improvement shall be made from 5<sup>th</sup> & Walnut parking garage construction project funds and such other funds as may be lawfully appropriated.

SECTION 6. The City Manager is authorized to obtain, execute and have recorded all licenses, easements, deeds and any other conveyances or instruments necessary for the City to complete this improvement.

SECTION 7. The contract for the improvement shall provide that not less than the prevailing hourly rate of wages, as found by the Department of Labor and Industrial Relations of Missouri, shall be paid to all workers performing work under the contract. The contractor's bond shall guarantee the faithful performance of the prevailing hourly wage clause in the contract.

SECTION 8. The bid specifications and contract for the improvement shall provide that the contractor and any subcontractor shall provide a ten-hour Occupational Safety and Health Administration construction safety program (or a similar program approved by the Missouri Department of Labor and Industrial Relations) for all employees working on-site. All employees working on the site of the improvement are required to complete the safety program within 60 days of beginning work on the improvement project.

SECTION 9. This ordinance shall be in full force and effect from and after its passage.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

ATTEST:

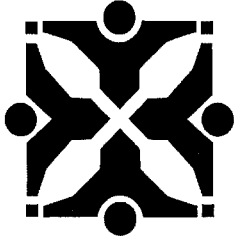
\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

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City Counselor



Source: Public Works

*gab*

Agenda Item No:

To: City Council  
From: City Manager and Staff

*my*

Council Meeting Date: Dec 17, 2012

Bid Call for In-Fill Construction at the Fifth and Walnut Parking Garage

Re:

**EXECUTIVE SUMMARY:**

Staff has prepared for Council consideration an ordinance calling for bids through the Purchasing division for the in-fill construction of three bays of the first floor commercial area at the Fifth and Walnut parking garage. This area will house a restaurant and a small retail space (see attached floor plan). The estimate for this project is \$505,927 (see attached estimates).

**DISCUSSION:**

Council approved an architectural services agreement with Peckham and Wright Architects to design the in-fill space and develop a construction plan. The three bays include approximately 6,617 square feet of commercial space fronted on Walnut Street. When complete, suites will be available for lease.

**FISCAL IMPACT:**

The construction project is estimated at \$505,927 and will be paid from the 5<sup>th</sup> and Walnut garage construction project account.

**VISION IMPACT:**

<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

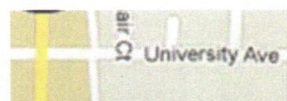
Significant investments in the physical, community, and business environment, as well as the tools to leverage economic strength, will bring vibrancy and diversity of culture, professions, and businesses, and lead to major attractions.

People and vehicles will have access to downtown businesses and services and enhance movement within and throughout the downtown area.

**SUGGESTED COUNCIL ACTIONS:**

Approve the ordinance calling for bids through the Purchasing division for the in-fill construction of three bays of the first floor commercial area at the Fifth and Walnut parking garage.

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	16,052,974	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	16,748,073	Duplicates/Expands an existing program?	No	Vision Implementation impact	
Amount of budget amendment needed	\$0.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		Resources Required		Vision Impact?	Yes
One Time	\$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	6.1
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	6.3
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	



FLYWOOD	SECTION
EXISTING BUILDING	PLAN, SECTION

F6 MATERIAL LEGEND  
SCALE: NOT-TO-SCALE

TC 99-99 TG 99-99	NEW EXISTING	TOP OF GRADE 1" = 1'-0" TOP OF WALL TP - TOP OF PAVING
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F8 SYMBOL LEGEND  
SCALE: NOT-TO-SCALE

COMMERCIAL I

MINIMUM REQUIRED  
DOOR WIDTH =

EXIT ACCESS TRAVE  
OCCUPANCY C  
OCCUPANCY C

MINIMUM NUMBER O  
OCCUPANT LO  
(2 PRIMARY EX  
ALLOWED FOR

#### SAFEGUARDS PRO

EXISTING FIRE DEPARTM

ALL CONSTRUCTION MAT

PROVIDE AND MAINTAIN  
CONSTRUCTION.

#### SHEET INDEX

##### GENERAL

G001 COVER SHE

##### ARCHITECTURAL

D101 DEMOLITION

A101 MAIN LEVEL  
EQUIPMENT

A102 MEZZANINE  
PATTERN PI

A103 REFLECTED  
AND FINISH

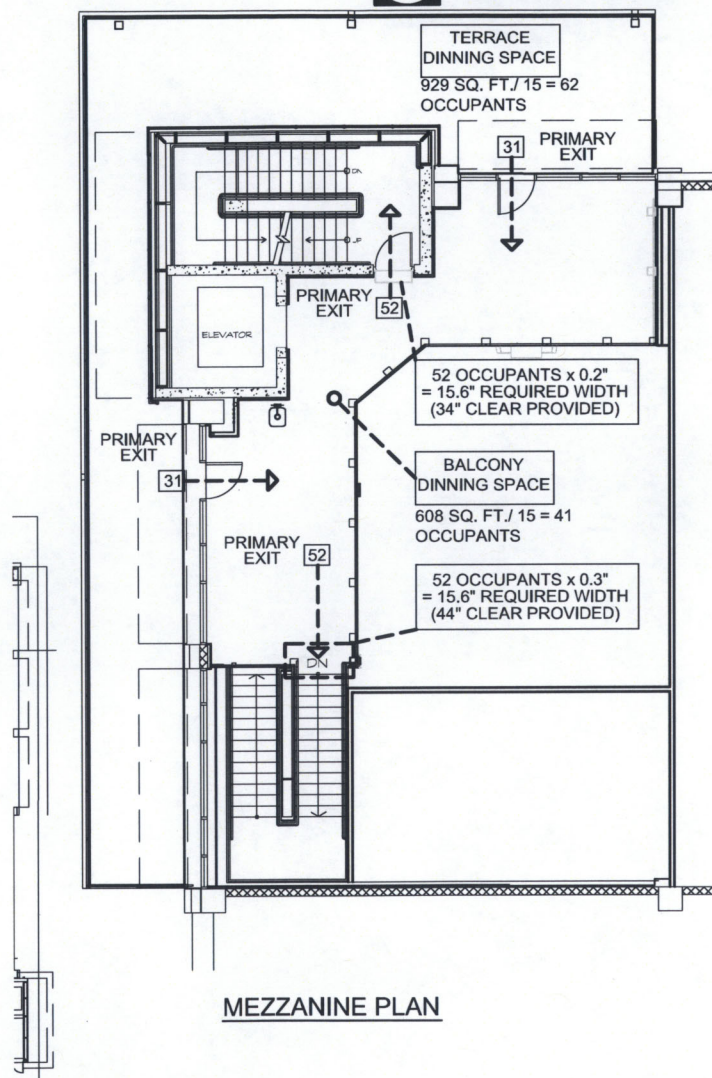
A201 INTERIOR EI

A301 BUILDING SI

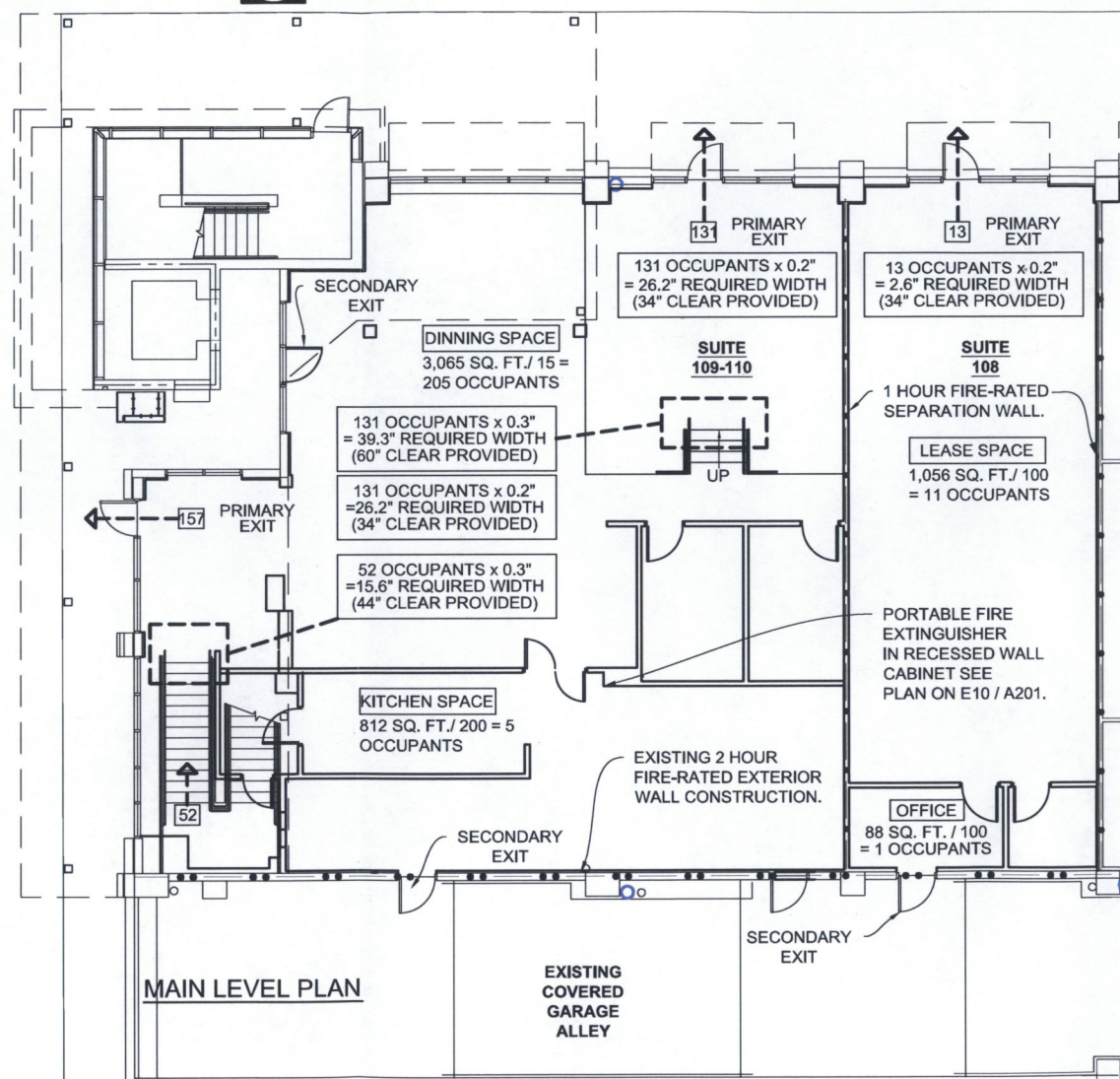
A302 BUILDING SI

A501 DOOR & FIN

A601 PARTITION



MEZZANINE PLAN



MAIN LEVEL PLAN



A5 OCCUPANT LOADS AND EGRESS PATHS  
SCALE: 3/32" = 1'-0"

5

6

7

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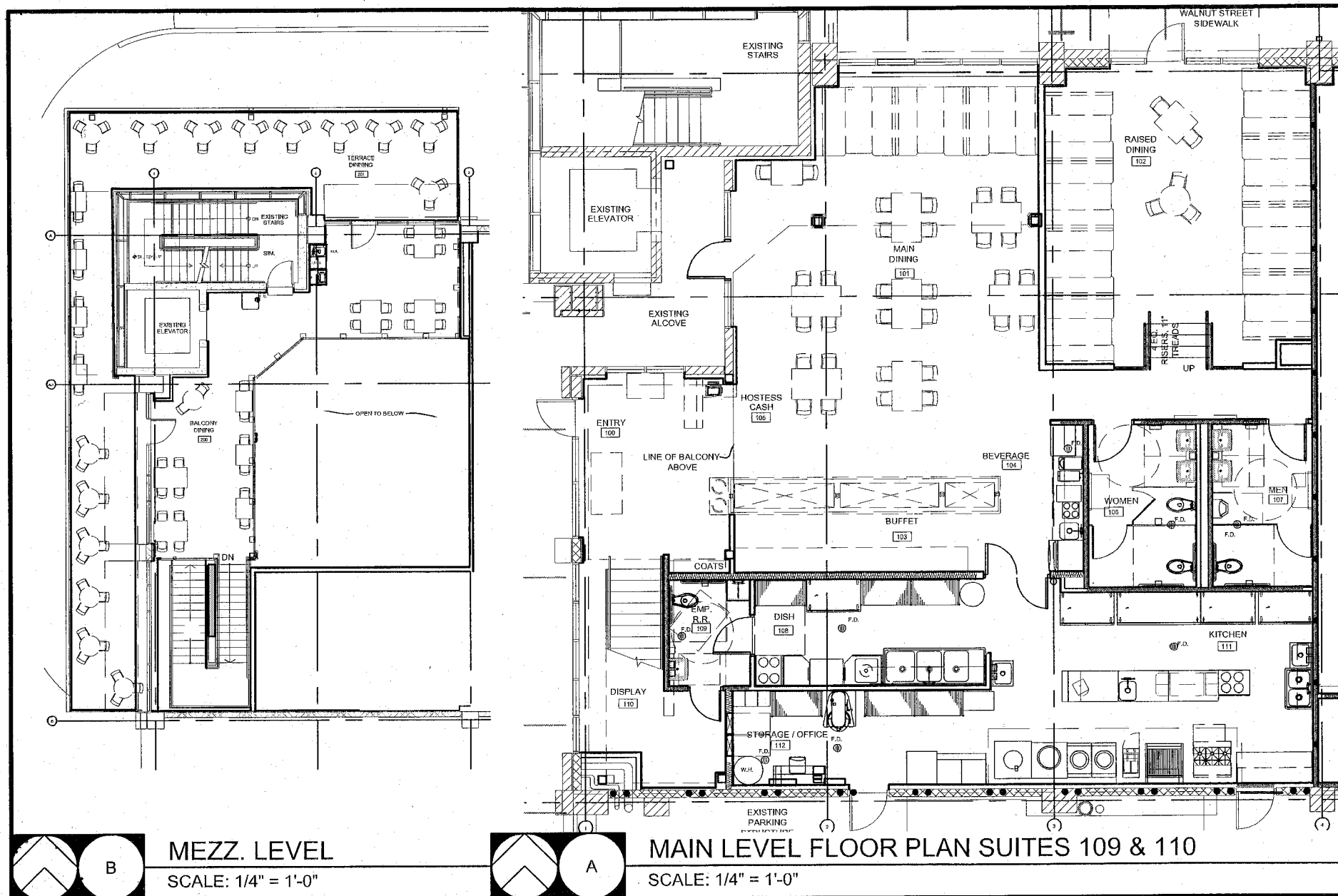
9

10

11

12





Peckham & Wright Architects, Inc.

15 South Tenth Street  
Columbia, Missouri 65201  
WEB SITE: [www.PWArchitects.com](http://www.PWArchitects.com)

Phone: (573) 449-2683  
Fax: (573) 442-6213  
[pwa@pwarchitects.com](mailto:pwa@pwarchitects.com)

DRAWING NO.

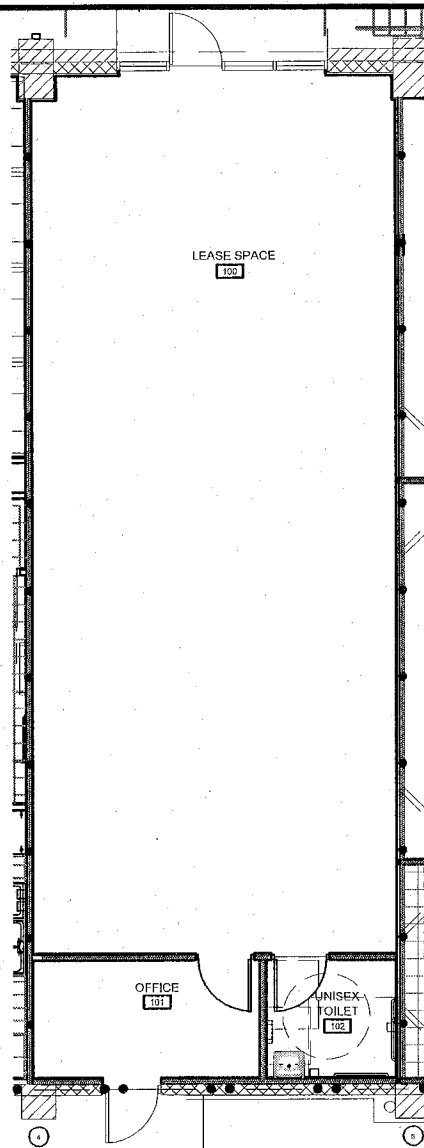
A2

PROJECT: 5th & WALNUT PARKING STRUCTURE TENANT IN-FILL

DRAWN: LC

CHKD: CD

DATE: 12/12/2012



# MAIN LEVEL FLOOR PLAN SUITE 108

SCALE: 3/32" = 1'-0"



**Peckham & Wright Architects, Inc.**

15 South Tenth Street  
Columbia, Missouri 65201  
WEB SITE: [www.PWArchitects.com](http://www.PWArchitects.com)

Phone: (573) 449-2683  
Fax: (573) 442-6213  
[pwa@pwarchitects.com](mailto:pwa@pwarchitects.com)

DRAWING NO.

**A1**

PROJECT: 5th & WALNUT PARKING STRUCTURE TENANT IN-FILL

DRAWN: LC

CHKD: CD

DATE: 12/12/2012



**Peckham & Wright Architects, Inc.**

**31 Aug 2012**

**White Box Infill Estimate**

**4:01:19PM**

**75% Construction Documents**

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## **White Box Infill Estimate**

Project No. 201123.02

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by Building Systems Design, Inc.

Peckham & Wright Architects, Inc.

31 Aug 2012

White Box Infill Estimate

4:01:19PM

Level 4 Owner Cost Summary

75% Construction Documents

	Quantity	Unit Cost	Total Cost
<b>201123.02 White Box Infill Estimate</b>			
1 BUILDING			
01000 GENERAL REQUIREMENTS			\$24,734
07000 THERMAL AND MOISTURE PROTECTION			\$4,050
08000 DOORS AND WINDOWS			\$2,191
09000 FINISHES			\$14,182
10000 SPECIALTIES			\$6,904
15000 MECHANICAL			\$17,435
16000 ELECTRICAL			\$18,313
SUBTOTAL BUILDING			\$87,808
<hr/>			
<b>White Box Infill Estimate</b>	<b>1,200 SF</b>	<b>\$73.17</b>	<b>\$87,808</b>

Peckham & Wright Architects, Inc.

31 Aug 2012

White Box Infill Estimate

4:01:19PM

Estimate Detail

75% Construction Documents

		Quantity	Unit Cost	Total Cost
<b>201123.02 White Box Infill Estimate</b>				
<b>1 BUILDING</b>				
<b>01000 GENERAL REQUIREMENTS</b>				
013113200200	Field Personnel, project manager, average	2.00 WK	\$2,975.00	\$5,950
013113200260	Field Personnel, superintendent, average	4.00 WK	\$2,750.00	\$11,000
013213500300	Scheduling, computer-update, micro, no plots, minimum	2.00 EA	\$250.00	\$500
014523500020	Field Testing, for concrete building, costing \$1,000,000, maximum	1.00 LS	\$1,500.00	\$1,500
015113800650	Temporary Utilities, power for job duration, incl. elevator, etc, middle	1.00 EA	\$1,500.00	\$1,500
017413200050	Cleaning Up, cleanup of floor area, continuous, per day, during construction	20.00 MSF	\$37.84	\$757
017413200100	Cleaning Up, cleanup of floor area, final by GC at end of job	10.00 MSF	\$78.12	\$781
<b>SUBTOTAL GENERAL REQUIREMENTS</b>				<b>\$21,988</b>
<b>07000 THERMAL AND MOISTURE PROTECTION</b>				
Task00063	Sprayed Insulation	1,200.00 SF	\$3.00	\$3,600
<b>SUBTOTAL THERMAL AND MOISTURE PROTECTION</b>				<b>\$3,600</b>
<b>08000 DOORS AND WINDOWS</b>				
C10201225200	Wood door/metal frame, solid core/flush, oak face, 2'-8" x 6'-8", drywall KD frame, 4-7/8"	2.00 EA	\$650.00	\$1,300
C10203100220	Hinges, full mortise, high frequency, steel base, 4-1/2" x 4-1/2", USP	6.00 EA	\$29.96	\$180
C10203100380	Locksets, heavy duty cylindrical, non-keyed, privacy	1.00 EA	\$100.70	\$101
C10203100400	Locksets, heavy duty cylindrical, keyed, single cylinder function	1.00 EA	\$131.37	\$131
C10203100560	Closers, rack & pinion, adjustable backcheck, 3 way mount, all sizes, regular arm	1.00 EA	\$236.15	\$236
<b>SUBTOTAL DOORS AND WINDOWS</b>				<b>\$1,948</b>
<b>09000 FINISHES</b>				
C10101265400	Metal partition, 5/8" fire rated gypsum board face, no base, 3'-5/8" @ 24" OC framing, same opposite face, no insulation (Unit Cost Modified for 16" oc and studs to deck)	400.00 SF	\$5.00	\$2,000
C10101280880	Add for the following: fiberglass insulation, 3-1/2"	400.00 SF	\$0.92	\$369
C30102300140	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	3,000.00 SF	\$0.68	\$2,038
C30204101600	Vinyl, composition tile, maximum	1,200.00 SF	\$3.50	\$4,200
C30302106000	Acoustic ceilings, 3/4" fiberglass board, 24" x 48" tile, tee grid, suspended support	1,200.00 SF	\$3.00	\$3,600
Task00068	Vinyl Base	200.00 LF	\$2.00	\$400
<b>SUBTOTAL FINISHES</b>				<b>\$12,608</b>
<b>10000 SPECIALTIES</b>				
C10307100130	Bathroom accessories, stainless steel, towel dispenser, flush mounted w/ waste receptacle	1.00 EA	\$449.69	\$450
C10307100140	Bathroom accessories, stainless steel, grab bar, 1-1/4" diameter, 12" long	1.00 EA	\$49.33	\$49
C10307100150	Bathroom accessories, stainless steel, grab bar, 1-1/2" diameter, 36" long	2.00 LF	\$67.47	\$135
C10307100170	Bathroom accessories, stainless steel, mirror, framed, with shelf, 72" x 24"	1.00 EA	\$459.95	\$460
C10307100190	Bathroom accessories, stainless steel, toilet tissue dispenser, surface mounted, double roll	1.00 EA	\$43.71	\$44
Task00071	Exterior Bldg Signage	1.00 LS	\$5,000.00	\$5,000

31 Aug 2012

## White Box Infill Estimate

4:01:19PM

Estimate Detail

75% Construction Documents

	Quantity	Unit Cost	Total Cost
<b>SUBTOTAL SPECIALTIES</b>			<b>\$6,138</b>
<b>15000 MECHANICAL</b>			
Task00076 Mechanical	1.00 LS	\$7,500.00	\$7,500
Task00077 Fire Protection	1.00 LS	\$3,000.00	\$3,000
Task00078 Plumbing	1.00 LS	\$5,000.00	\$5,000
<b>SUBTOTAL MECHANICAL</b>			<b>\$15,500</b>
<b>16000 ELECTRICAL</b>			
Task00079 Electrical	1.00 LS	\$16,280.00	\$16,280
<b>SUBTOTAL ELECTRICAL</b>			<b>\$16,280</b>
<b>SUBTOTAL BUILDING</b>			<b>\$78,061</b>
<b>SUBTOTAL</b>	<b>1,200 SF</b>	<b>\$65.05</b>	<b>\$78,061</b>
Contractor's Gen Requirements	4.0%	\$2.60	\$3,122
Contractor's Overhead	4.0%	\$2.71	\$3,247
Contractor's Profit	4.0%	\$2.81	\$3,377
<b>SUBTOTAL</b>	<b>1,200 SF</b>	<b>\$73.17</b>	<b>\$87,808</b>
<b>White Box Infill Estimate</b>	<b>1,200 SF</b>	<b>\$73.17</b>	<b>\$87,808</b>

**Peckham & Wright Architects, Inc.**

**12 Dec 2012**

**Restaurant Infill Estimate**

**10:34:47AM**

**100% Construction Documents**

## **Restaurant Infill Estimate**

Project No. 201123.02

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by Building Systems Design, Inc.

12 Dec 2012

## Restaurant Infill Estimate

10:34:47AM

Level 4 Owner Cost Summary

100% Construction Documents

	Quantity	Unit Cost	Total Cost
<b>201123.02 Restaurant Infill Estimate</b>			
1 BUILDING			
01000 GENERAL REQUIREMENTS			\$58,635
03000 CONCRETE			\$16,392
05000 METALS			\$5,624
06000 WOOD AND PLASTICS			\$4,761
07000 THERMAL AND MOISTURE PROTECTION			\$11,811
08000 DOORS AND WINDOWS			\$7,310
09000 FINISHES			\$105,357
10000 SPECIALTIES			\$13,628
11000 EQUIPMENT			\$44,995
14000 CONVEYING SYSTEMS			\$8,436
15000 MECHANICAL			\$88,302
16000 ELECTRICAL			\$52,869
SUBTOTAL BUILDING			\$418,119
<hr/>			
<b>Restaurant Infill Estimate</b>	<b>3,600 SF</b>	<b>\$116.14</b>	<b>\$418,119</b>

Peckham & Wright Architects, Inc.

12 Dec 2012

Restaurant Infill Estimate

10:34:47AM

Estimate Detail

100% Construction Documents

		Quantity	Unit Cost	Total Cost
<b>201123.02 Restaurant Infill Estimate</b>				
<b>1 BUILDING</b>				
<b>01000 GENERAL REQUIREMENTS</b>				
013113200200	Field Personnel, project manager, average	6.00 WK	\$2,231.00	\$13,386
013113200260	Field Personnel, superintendent, average	14.00 WK	\$2,062.00	\$28,868
013213500300	Scheduling, computer-update, micro,no plots, minimum	6.00 EA	\$187.00	\$1,122
014523500020	Field Testing, for concrete building, costing \$1,000,000, maximum	1.00 LS	\$3,750.00	\$3,750
015113800650	Temporary Utilities, power for job duration, incl. elevator, etc, middle	1.00 EA	\$3,750.00	\$3,750
017413200050	Cleaning Up, cleanup of floor area, continuous, per day, during construction	20.00 MSF	\$31.00	\$620
017413200100	Cleaning Up, cleanup of floor area, final by GC at end of job	10.00 MSF	\$63.00	\$630
<b>SUBTOTAL GENERAL REQUIREMENTS</b>				<b>\$52,126</b>
<b>03000 CONCRETE</b>				
033053404760	Structural concrete, in place, slab on grade, over 10000 S.F., 4" thick, includes finishing only	3,100.00 SF	\$2.44	\$7,573
Task00156	CMU Foundation	1.00 LS	\$5,000.00	\$5,000
Task00180	Steps	4.00 EA	\$500.00	\$2,000
<b>SUBTOTAL CONCRETE</b>				<b>\$14,573</b>
<b>05000 METALS</b>				
Task00124	Handrails	50.00 LF	\$100.00	\$5,000
<b>SUBTOTAL METALS</b>				<b>\$5,000</b>
<b>06000 WOOD AND PLASTICS</b>				
123213109560	Custom Cabinets, rule of thumb: kitchen cabinets, excl. counters & appliances, minimum	25.00 LF	\$136.97	\$3,424
123623132200	Counter Tops, built in place, plastic laminate, 25" wide	25.00 LF	\$32.31	\$808
<b>SUBTOTAL WOOD AND PLASTICS</b>				<b>\$4,232</b>
<b>07000 THERMAL AND MOISTURE PROTECTION</b>				
Task00063	Sprayed Insulation	3,500.00 SF	\$3.00	\$10,500
<b>SUBTOTAL THERMAL AND MOISTURE PROTECTION</b>				<b>\$10,500</b>
<b>08000 DOORS AND WINDOWS</b>				
B20301107200	Door, aluminum & glass, with transom, non-standard, hardware, 3'-0" x 10'-0" opening	1.00 OPN	\$1,500.00	\$1,500
C10201225200	Wood door/metal frame, solid core/flush, oak face, 2'-8" x 6'-8", drywall KD frame, 4-7/8"	3.00 EA	\$650.00	\$1,950
C10203100220	Hinges, full mortise, high frequency, steel base, 4-1/2" x 4-1/2", USP	12.00 EA	\$29.96	\$360
C10203100360	Locksets, heavy duty cylindrical, non-keyed, passage	2.00 EA	\$88.44	\$177
C10203100380	Locksets, heavy duty cylindrical, non-keyed, privacy	2.00 EA	\$100.70	\$201
C10203100560	Closers, rack & pinion, adjustable backcheck, 3 way mount, all sizes, regular arm	2.00 EA	\$236.15	\$472
C10203101060	Weatherstripping, interlocking, 3' x 7", zinc	2.00 EA	\$169.31	\$339
Task00130	FRP Kitchen Double Door	1.00 EA	\$1,500.00	\$1,500
<b>SUBTOTAL DOORS AND WINDOWS</b>				<b>\$6,499</b>
<b>09000 FINISHES</b>				
098436100970	Drywall Ceilings	850.00 SF	\$10.00	\$8,500



Peckham & Wright Architects, Inc.

12 Dec 2012

Restaurant Infill Estimate

10:34:47AM

Estimate Detail

100% Construction Documents

		Quantity	Unit Cost	Total Cost
C10101265400	Metal partition, 5/8" fire rated gypsum board face, no base, 3 - 5/8" @ 24" OC framing, same opposite face, no insulation (Unit Cost Modified for 16" oc and studs to deck)	7,000.00 SF	\$5.00	\$35,000
C10101280880	Add for the following: fiberglass insulation, 3-1/2"	2,500.00 SF	\$0.92	\$2,309
C30102300140	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	8,000.00 SF	\$0.68	\$5,435
C30102301960	Ceramic tile, thin set, 12" x 12"	1,030.00 SF	\$10.00	\$10,300
C30204101600	Vinyl, composition tile, maximum	2,820.00 SF	\$8.00	\$22,560
C30302106000	Acoustic ceilings, 3/4" fiberglass board, 24" x 48" tile, tee grid, suspended support	2,686.00 SF	\$3.00	\$8,058
Task00068	Vinyl Base	750.00 LF	\$2.00	\$1,500
<b>SUBTOTAL FINISHES</b>				<b>\$93,662</b>
<b>10000 SPECIALTIES</b>				
C10301100860	Toilet partitions, cubicles, floor mounted, headrail braced, plastic laminate	4.00 LS	\$741.06	\$2,964
C10301101300	Urinal screens, floor mounted, 24" wide, laminated plastic	2.00 LS	\$488.10	\$976
C10307100130	Bathroom accessories, stainless steel, towel dispenser, flush mounted w/ waste receptacle	4.00 EA	\$449.69	\$1,799
C10307100140	Bathroom accessories, stainless steel, grab bar, 1-1/4" diameter, 12" long	2.00 EA	\$49.33	\$99
C10307100150	Bathroom accessories, stainless steel, grab bar, 1-1/2" diameter, 36" long	4.00 LF	\$67.47	\$270
C10307100170	Bathroom accessories, stainless steel, mirror, framed, with shelf, 36" x 24"	2.00 EA	\$459.95	\$920
C10307100190	Bathroom accessories, stainless steel, toilet tissue dispenser, surface mounted, double roll	2.00 EA	\$43.71	\$87
Task00071	Exterior Bldg Signage	1.00 LS	\$5,000.00	\$5,000
<b>SUBTOTAL SPECIALTIES</b>				<b>\$12,115</b>
<b>11000 EQUIPMENT</b>				
Task00182	Hood	20.00 LF	\$2,000.00	\$40,000
<b>SUBTOTAL EQUIPMENT</b>				<b>\$40,000</b>
<b>14000 CONVEYING SYSTEMS</b>				
142423102050	Electronic Elevator Access	1.00 EA	\$7,500.00	\$7,500
<b>SUBTOTAL CONVEYING SYSTEMS</b>				<b>\$7,500</b>
<b>15000 MECHANICAL</b>				
Task00076	Mechanical	1.00 LS	\$28,000.00	\$28,000
Task00077	Fire Protection	1.00 LS	\$12,500.00	\$12,500
Task00078	Plumbing	1.00 LS	\$38,000.00	\$38,000
<b>SUBTOTAL MECHANICAL</b>				<b>\$78,500</b>
<b>16000 ELECTRICAL</b>				
Task00079	Electrical	1.00 LS	\$47,000.00	\$47,000
<b>SUBTOTAL ELECTRICAL</b>				<b>\$47,000</b>
<b>SUBTOTAL BUILDING</b>				<b>\$371,706</b>
<b>SUBTOTAL</b>		<b>3,600 SF</b>	<b>\$103.25</b>	<b>\$371,706</b>
Contractor's Gen Requirements		4.0%	\$4.13	\$14,868
Contractor's Overhead		4.0%	\$4.30	\$15,463

Peckham & Wright Architects, Inc.

12 Dec 2012

Restaurant Infill Estimate

10:34:47AM

Estimate Detail

100% Construction Documents

	Quantity	Unit Cost	Total Cost
Contractor's Profit	4.0%	\$4.47	\$16,082
<b><i>SUBTOTAL</i></b>	<b><i>3,600 SF</i></b>	<b><i>\$116.14</i></b>	<b><i>\$418,119</i></b>
<b>Restaurant Infill Estimate</b>	<b>3,600 SF</b>	<b>\$116.14</b>	<b>\$418,119</b>